

# Residential Land Availability Audit

## Woorinen South

### Township Characteristics

Woorinen South is a township located 10kms to the northwest from Swan Hill and is a focus for stone fruit and dried fruit growing. There are a number of dry land farms around the township as well as packing and storage facilities. Businesses include the General Store, which provides post office services, and the Tavern.

The community of Woorinen South and District supports a Pre-School with a Maternal Health Centre attached and an active Primary School with around 90 students. There are a number of students who travel from outside the area each day from up to 50km away to access the programs offered by the school. Enrolments continue to show a steady upward trend. There are seven staff employed by the school as well as a number of additional support staff in admin and IT roles and education services such as remote teaching that the school employs.

The Woorinen South Community Hall has small kitchen and BBQ Facilities and hosts a variety of functions throughout the year. The community also has very active Football, Netball and Cricket Clubs which utilise a recently developed sports facility with dedicated home and away change rooms and function space. The township also has a skate park, playground and large bushlands reserve with exercise equipment.

The close proximity of Woorinen South to Swan Hill means many residents may travel regularly to access essential services such as medical care and grocery shopping as well as non-essential activities such as community events, retail shopping and food and drink services and education.

Social Infrastructure	Address	Details
Shine Bright Woorinen South Kindergarten	McCalman Street, Woorinen South	Kindergarten operated by a not-for-profit community-based organization
Woorinen District Primary School	49 Palmer Street Woorinen South	Government primary school
Australia Post - Woorinen South LPO	36 Palmer Street, Woorinen South	Post office and general store
Woorinen South Tavern	5 Palmer St, Woorinen South	Bottle Shop and Liquor Store
Woorinen South Community Centre	6 McCalman St, Woorinen South	Recreation center in Woorinen South
Woorinen South Skatepark	4 McCalman St, Woorinen South	Skateboard Park in Woorinen South
Woorinen South Recreation Reserve	McCalman St, Woorinen South	Sports complex



Key township facilities are identified on the following plan.



## Housing Market

Woorinen South has had few sales across the previous ten years with a median sale price of \$185,000. During the period 2020 to 2022, where most townships experienced a spike in residential sales, Woorinen South has had fewer annual sales than past years.

Across the previous three months there has been one residential property advertised for sale. A slow turnover rate and no new stock in the township would contribute to limited sales data.

Residential dwellings are generally situated on sites greater than 1000m<sup>2</sup> and have three bedrooms and one bathroom. The township would be ideal for young families as the primary school is well resourced and the close proximity to Swan Hill allows convenient access to essential services.

Residential Sales by Land Size in Ultima 2012 – 2022 (18 November)			
Land Size (m <sup>2</sup> )	Count	Median Land Size	Median Sale Price
<999m <sup>2</sup>	11	847m <sup>2</sup>	\$159,000
1,000 – 1,999m <sup>2</sup>	19	1,231m <sup>2</sup>	\$195,000
2,000 – 3,999m <sup>2</sup>	3	2,430m <sup>2</sup>	\$103,000
4,000 – 9,999m <sup>2</sup>	1	5,307m <sup>2</sup>	\$311,000
10,000 – 99,999m <sup>2</sup>	3	38,700m <sup>2</sup>	\$221,950
100,000m <sup>2</sup> +	0	-	-

Source: CoreLogic, 2022 (Calculations by Holmes Dyer, 2022)

Woorinen South Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	37	1,220m <sup>2</sup>	\$185,000
2020-2022	3	1,021m <sup>2</sup>	\$200,000

## Land Sales Activity

**Table 36.** Land Sales in Swan Hill Region 2012 - 2022

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Woorinen South	5	1,017	\$50,000

## Residential Dwellings Sales Activity

**Table 34.** Residential Dwelling Sales in Swan Hill Region 2012 – 2022

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Woorinen South	37	1,220m <sup>2</sup>	\$185,000	3

Source: CoreLogic, 2022 (Calculations by Holmes Dyer 2022)

**Table 35.** Residential Dwelling Sales in Swan Hill Region 2020 – 2022

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Woorinen South	3	1,021m <sup>2</sup>	\$200,000

## Zoning and Overlays

There are few vacant allotments located in the residential zones of Woorinen South, however, two large sites which are currently used for equine husbandry and general agricultural uses are zoned as Township (TZ). The southern end of Palmer Street, which includes the post office and tavern is zoned for commercial uses (CZ1). South of the main township is a small area zoned for industrial activities and contains the Former Woorinen Fruit Growers' Co-op, which is recognised as a Heritage Place.

The Public Use Zone 2 includes the State School which is also recognised as a Heritage place and the supporting outdoor recreation spaces. Woorinen South Bushland Reserve is covered by the Public Conservation and Resource Zone (PCRZ) and abuts that recreation reserve in the Public Park and Recreation Zone (PPRZ).

The Specific Controls Overlay, which covers the township east of Palmer Street is part of the Goulburn-Murray Water: Connections Project and Water Efficiency Project.

By scrutinising the relevant planning scheme zoning and overlays, priority sites were identified. These sites present the greatest opportunity and potential for residential development and seasonal workers accommodation. The sites identified in Woorinen South include:

## European Cultural Heritage

European Cultural Heritage Sites of Local Significance	
Location	
Woorinen South	<ul style="list-style-type: none"><li>• State School No. 4456 – 37-53 Palmer Street, Woorinen South</li><li>• Former Woorinen Fruit growers Co-op – Palmer Street, Woorinen South</li><li>• Fairfield Hall (Buffalo Lodge Hall) – 8 Smith Street, Woorinen South</li><li>• House – 44-46 Smith Street, Woorinen South</li><li>• Departmental residence – 21 Woorinen Road, Woorinen South</li><li>• Harvey's Tank – Woorinen Road, Woorinen South</li><li>• Public Standpipe – Woorinen Road (cnr Palmer Street), Woorinen South</li></ul>

## Vacant Allotment Supply

There is only 1 vacant Township Zone allotment in Woorinen South. However, there are two large parcels of broadhectare land zoned Township but in agricultural and equine use with low propensity for development. Residential prices in Woorinen South would struggle to supplant viable farming uses. Zoning changes might create an opportunity to deliver additional residential lots, for example, eastward along Woorinen Road, however, rezoning proposals are outside of the scope of this study.

## Infrastructure Services

Woorinen South has access to water, power and telecommunications but no sewer. Larger lots, say greater than 2,000m<sup>2</sup> in area, would be required to address on-site sewerage disposal.

A Before You Dig (BYD) search has been undertaken for Woorinen South. The plans are contained in Appendix 7 – Infrastructure Plans. We consider this to be a reliable source of information, with the information being maintained and updated by each service provider.

## Opportunities and Constraints

Woorinen South's location close to Swan Hill places it in easy commuting distance and readily accessible to all of the services and facilities located at Swan Hill. Residential prices are currently insufficient to generate new development and, although Woorinen South has large areas of Township Zone land, its use for alternative purposes means that the township is effectively without development options.

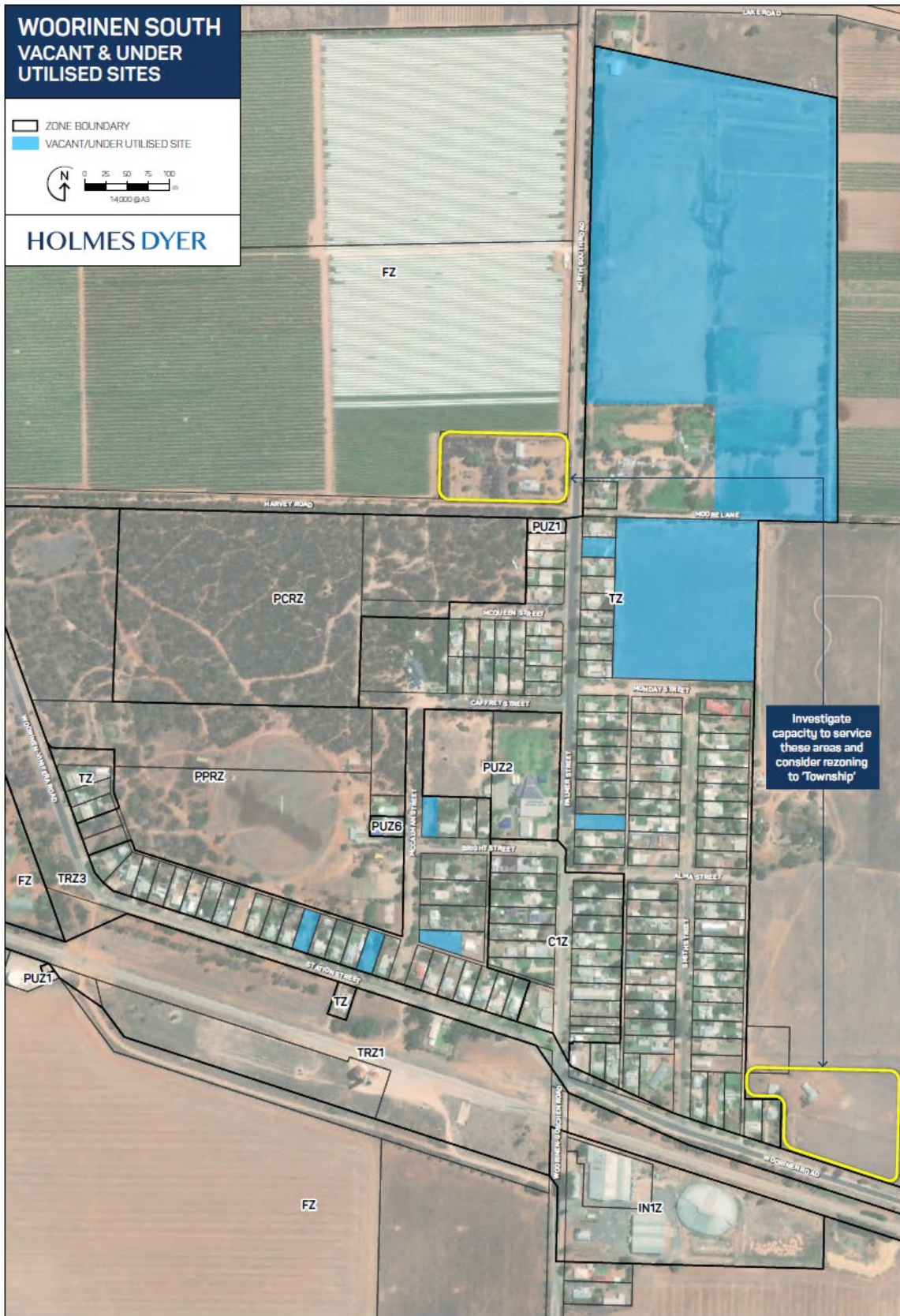
## Recommendations

No residential housing or seasonal worker accommodation proposals are recommended as part of this review. However, we do suggest that changes to the Township Zone boundary might be considered as part of a separate exercise.

- Investigate the capacity of existing infrastructure to service new township areas proposed for the south east and north west of the town.
- Subject to the findings on the infrastructure study, consider rezoning of land on the Woorinen Road frontage east of town and in the north western quadrant of the intersection of Harvey Road and North South Road.

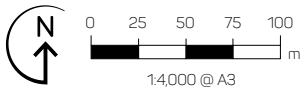
These recommendations are identified on the following plan.

Figure 48. Woorinen South: Recommendations

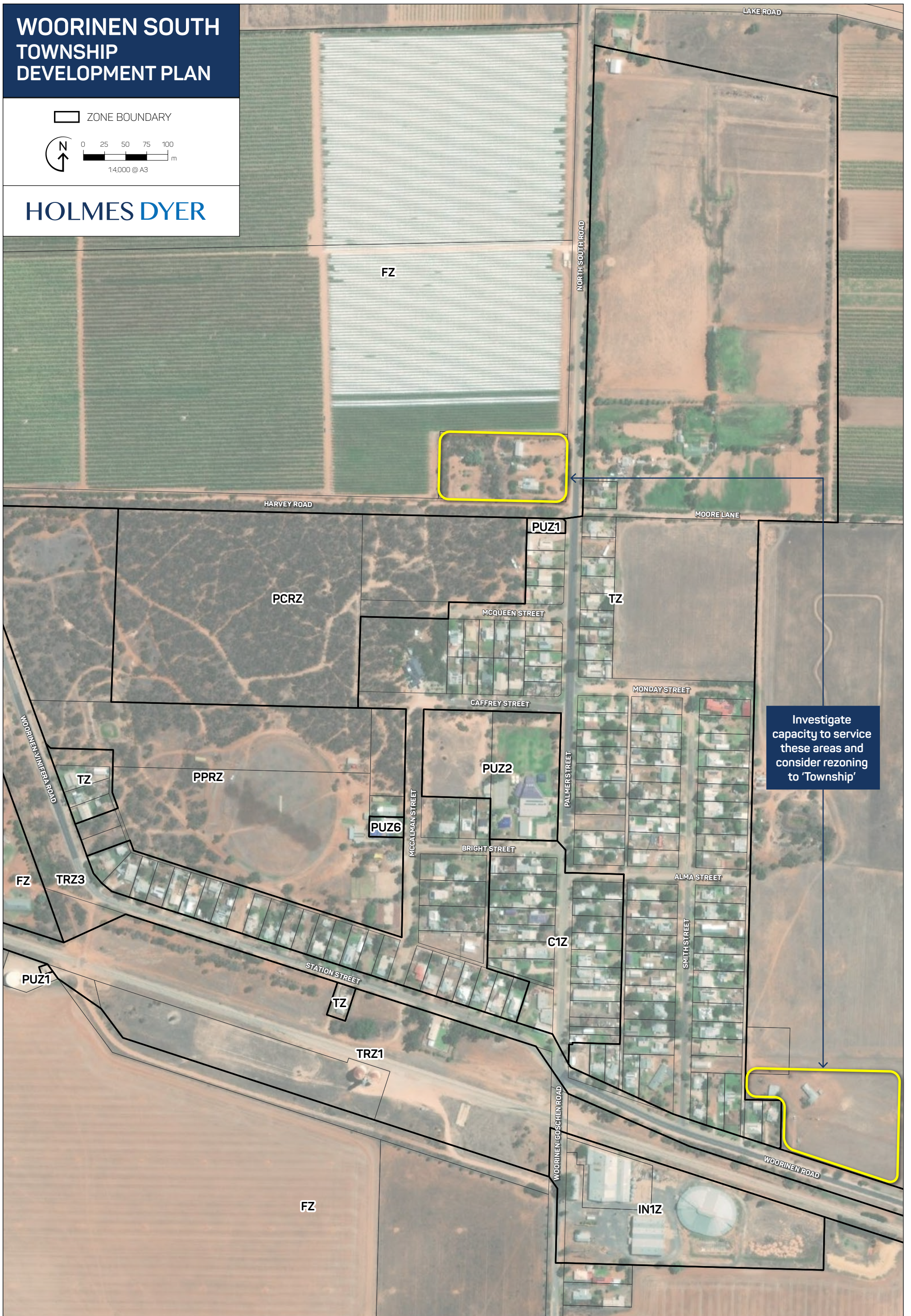


# WOORINEN SOUTH TOWNSHIP DEVELOPMENT PLAN

□ ZONE BOUNDARY



## HOLMES DYER



Investigate capacity to service these areas and consider rezoning to 'Township'

Figure 30. Woorinen South Zoning Map

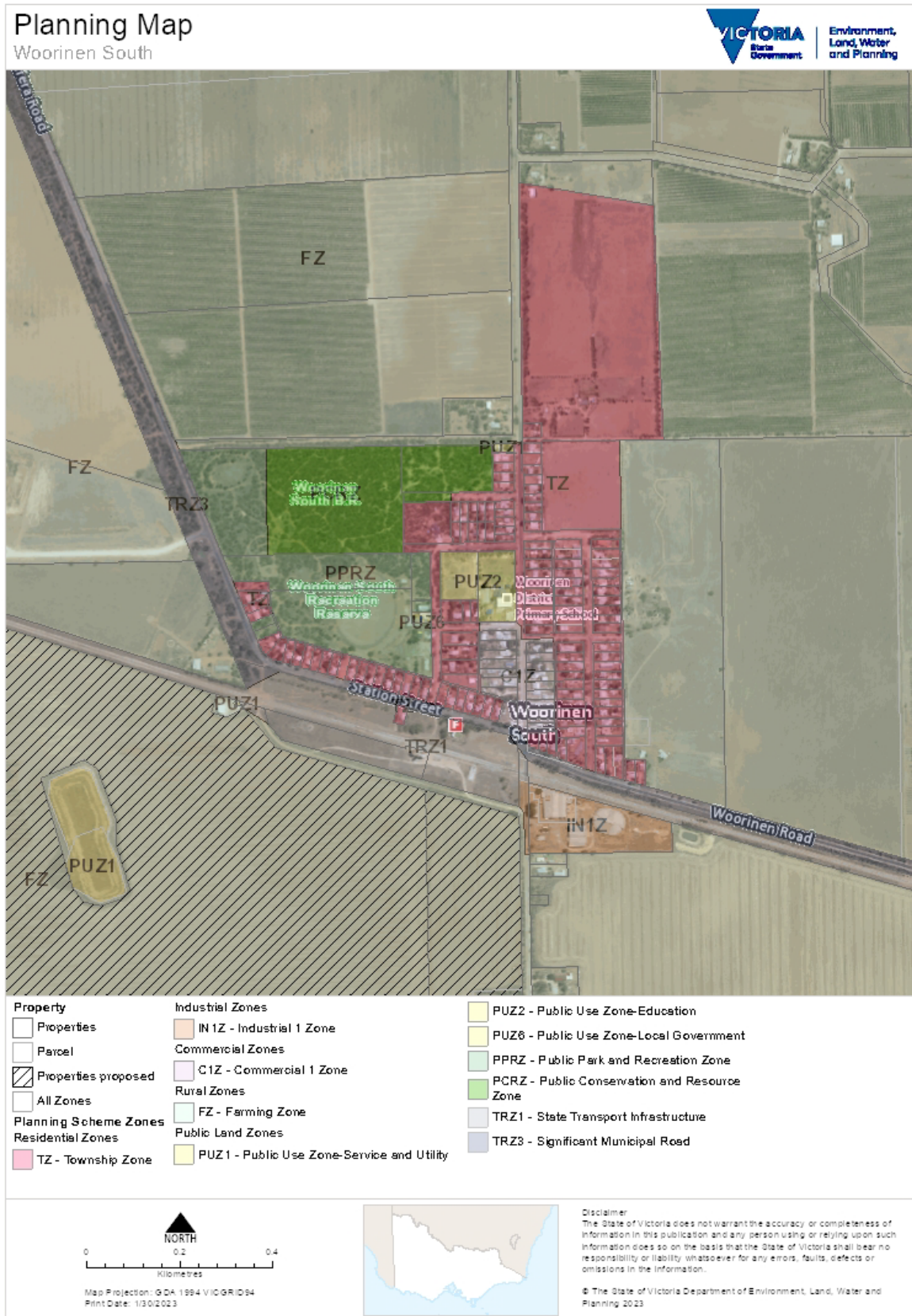


Figure 31. Woorinen South Overlay Map



## Regional Overview

### Demographic and Housing Profile

This Section provides a brief overview and analysis of the eight townships, which will be collectively referred to as 'the Region' within this document.

Census data on population and housing provides essential information for analysis and the formulation of policy making and planning. The following data has been extracted from various years of the national census for population and housing and calculated by Holmes Dyer to show key trends, patterns and areas of consideration. Additionally, small random adjustments are made to all cell values by the ABS to protect the confidentiality of data. This effects the level of accuracy, particularly for small value groups. Accordingly, the following trend analyses review changes from 2016 to 2021 in order to avoid the irregularity caused by the change in geographic area over a longer timeframe.

### Population Size

The Region encompasses the moderate townships of Lake Boga (982 persons), Nyah West (673 persons), and Nyah (536 persons); along with five small townships consisting of Woorinen South (404 persons), Manangatang (274 persons), Piangil (230 persons), Ultima (173 persons), and Boundary Bend (154).

Since 2016 each of these townships have experienced small amounts of growth and decline, with population growth experienced in Woorinen South (+48), Boundary Bend (+22), Nyah West (+10) and Nyah (+6).

The largest concentrations of population decline across the five year period was experienced in Manangatang (-35) and Piangil (-29), in addition to smaller declines in Lake Boga (-3) and Ultima (-1). The small decline in population in these townships could be attributed to residents relocating within the Region to moderate townships, such as Nyah West and Nyah, or relocating outside of the Region entirely to larger townships due to employment and housing opportunities.

**Table 1.** *Estimated Resident Population by Township (2016 Census and 2021 Census)*

Estimated Resident Population by Township (2016 Census and 2021 Census)			
Location	Population		Change 2018 - 2021 Number
	2016	2021	
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

Woorinen South has the largest proportion of youth within the region, with 57.9% aged 49 and below. Since 2016 the township has experienced growth in primary (increase of 2.2%) and secondary (increase of 1.2%) aged residents, along with a 0.4% increase in the young workforce. Most significantly the township has experienced an 8.8% increase in tertiary and independence aged residents.

Whilst parents and homebuilders were the most predominate age demographic in 2016 (22.3%), this segment of the community has since declined 7.9% over the past five years, with older workers and pre-retirees now the predominate age demographic (16.8%) within the town. Whilst empty nesters and retirees have experienced a decline of 4.4%, the seniors age demographic has experienced a moderate amount of growth (12.6% compared to 7.7% in 2016) which indicates that along with the natural ageing of the population residents are moving to Woorinen South as a retirement destination.

**Table 9.** *Service Age Groups (Woorinen South)*

Service Age Groups – Woorinen South				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	32	10.3%	17	4.5%
Primary schoolers (5 to 11)	19	6.1%	31	8.3%
Secondary schoolers (12 to 17)	21	6.8%	30	8.0%
Tertiary education and independence (18 to 24)	0	0.0%	33	8.8%
Young workforce (25 to 34)	42	13.5%	52	13.9%
Parents and homebuilders (35 to 49)	69	22.3%	54	14.4%
Older workers and pre-retirees (50 to 59)	47	15.2%	63	16.8%
Empty nesters and retirees (60 to 69)	55	17.8%	46	12.3%
Seniors (70 to 84)	24	7.7%	47	12.6%
Elderly aged (85 and over)	0	0.0%	0	0.0%

## Household Tenure

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the 'renting – other' category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as 'other' which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region's household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated 'other' tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

**Table 14. Household Tenure – 2016 Census**

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

Source: ABS QuickStats (2016 ABS Census Data)

**Table 15. Household Tenure – 2021 Census**

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 (41.8%)	61 (52.5%)	93 (49.7%)	78 (34.3%)	61 (61.2%)	39 (62.9%)	67 (44.3%)
Mortgage	10 (19.6%)	143 (42.1%)	31 (26.7%)	64 (34.2%)	81 (35.6%)	17 (17.1%)	17 (27.4%)	60 (39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 (10.7%)	35 (15.4%)	0 (0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 (1.3%)	21 (21.2%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)

## Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

**Table 12.** Household Composition – 2016 Census

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

Source: ABS QuickStats (2016 ABS Census Data)

**Table 13.** Household Composition – 2021 Census

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

## Employment Summary

Much like the rest of the region, Woorinen South also has a strong agricultural employment presence, with 19.4% of residents employed within this sector. Other notable industry sectors include health care and social assistance (10.2%), along with retail trade, education and training, public administration and safety, and transport, postal and warehousing (each 7.0%).

At the time of the 2021 Census, the main employment industries within the township were stone fruit growing (6.8%), local government administration (5.1%), secondary education (5.1%), aged care residential services (5.1%), and grocery wholesaling (3.4%).

**Table 25. Industry of Employment – Top Responses (Woorinen South)**

Industry of Employment – Top Responses (Woorinen South)						
Industry of employment, top responses (Employed people aged 15 years and over)	Woorinen South (No.)	Woorinen South (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Stone Fruit Growing	12	6.8%	315	0.0%	805	0.0%
Local Government Administration	9	5.1%	43,175	1.4%	156,402	1.3%
Secondary Education	9	5.1%	52,660	1.7%	205,360	1.7%
Aged Care Residential Services	9	5.1%	62,520	2.0%	258,274	2.1%
Other Grocery Wholesaling	6	3.4%	6,044	0.2%	19,985	0.2%

Source: ABS QuickStats (2021 ABS Census Data)

At the time of the 2021 Census the main occupations in Woorinen South consisted of labourers (23.9%), community and personal service workers (13.6%), managers (12.5%), technicians and trades workers (10.8%), machinery operators and drivers (10.2%), professionals (9.1%), sales workers (9.1%), and clerical and administrative workers (8.0%).

**Table 33. Occupation – Top Responses (Woorinen South)**

Industry of Employment – Top Responses (Woorinen South)						
Occupation, top responses (Employed people aged 15 years and over)	Ultima (No.)	Ultima (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Labourers	42	23.9%	277,292	8.8%	1,086,120	9.0%
Community and Personal Service Workers	24	13.6%	347,570	11.0%	1,382,205	11.5%
Managers	22	12.5%	442,109	14.0%	1,645,769	13.7%
Technicians and Trades Workers	19	10.8%	399,460	12.6%	1,554,313	12.9%
Machinery Operators and Drivers	18	10.2%	187,939	5.9%	755,863	6.3%
Professionals	16	9.1%	790,960	25.0%	2,886,921	24.0%
Sales Workers	16	9.1%	263,317	8.3%	986,433	8.2%
Clerical and Administrative Workers	14	8.0%	392,444	12.4%	1,525,311	12.7%



- Good school and school grounds
- Close proximity to Swan Hill and its amenities and services

### Strengths

# S



- Slow residential turnover rate
- Few vacant residential allotments

### Weaknesses

# W



- Distance to Swan Hill attracting potential residents
- Large area zoned township

### Opportunities

# O



- Sewerage requirements for new dwellings

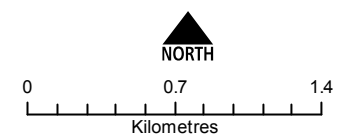
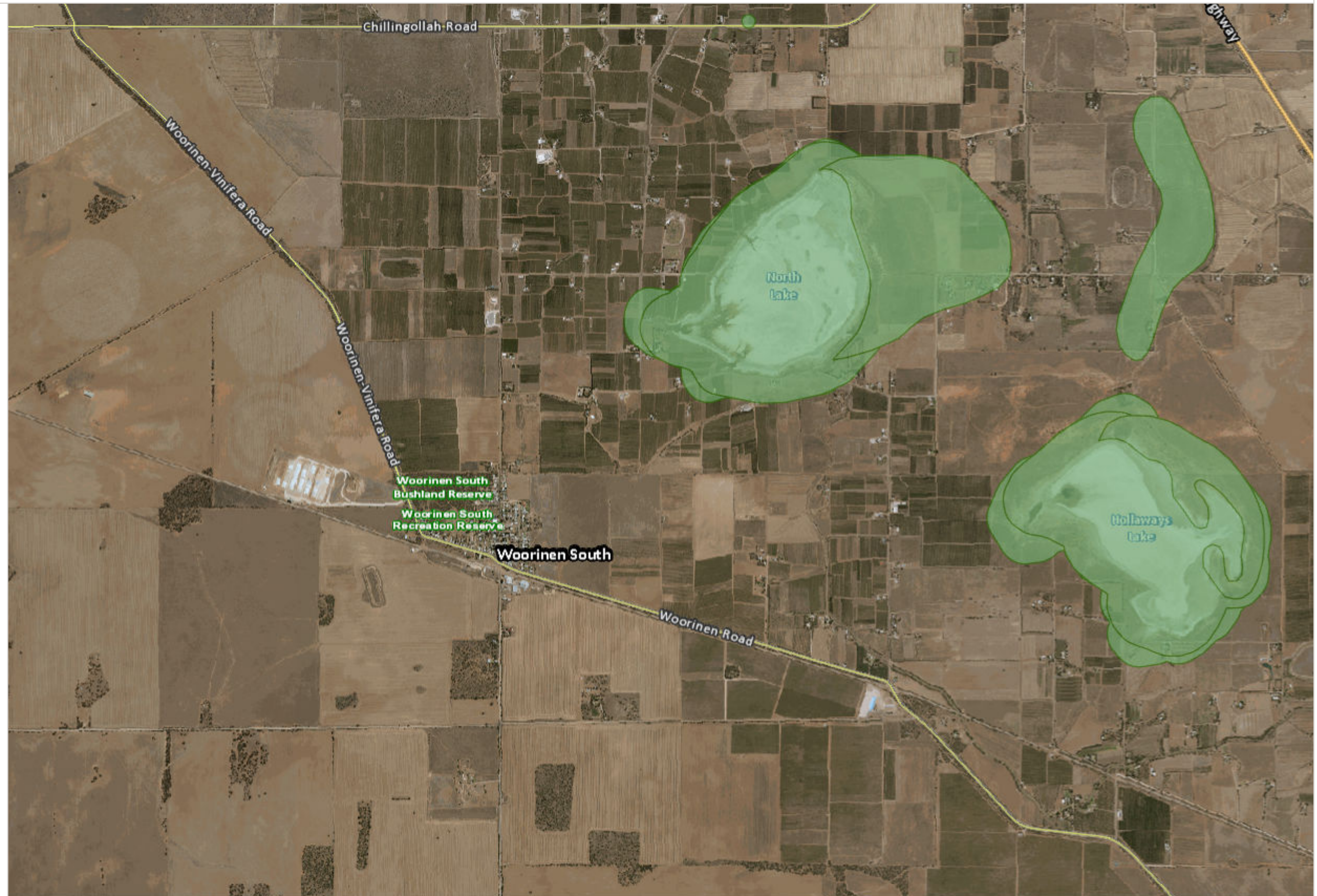
### Threats

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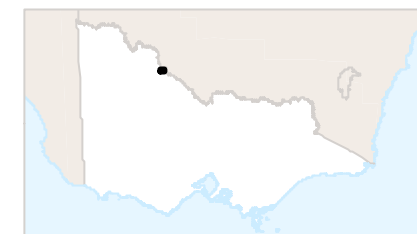
# Woorinen South

## Aboriginal Cultural Heritage Sensitivity

- Heritage**
- Aboriginal Cultural Heritage Sensitivity
- Administrative**
- Local Government Areas



Map Projection: GDA 1994 VICGRID94  
Print Date: 2/23/2023





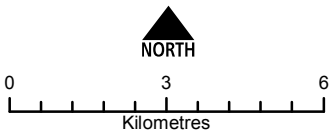
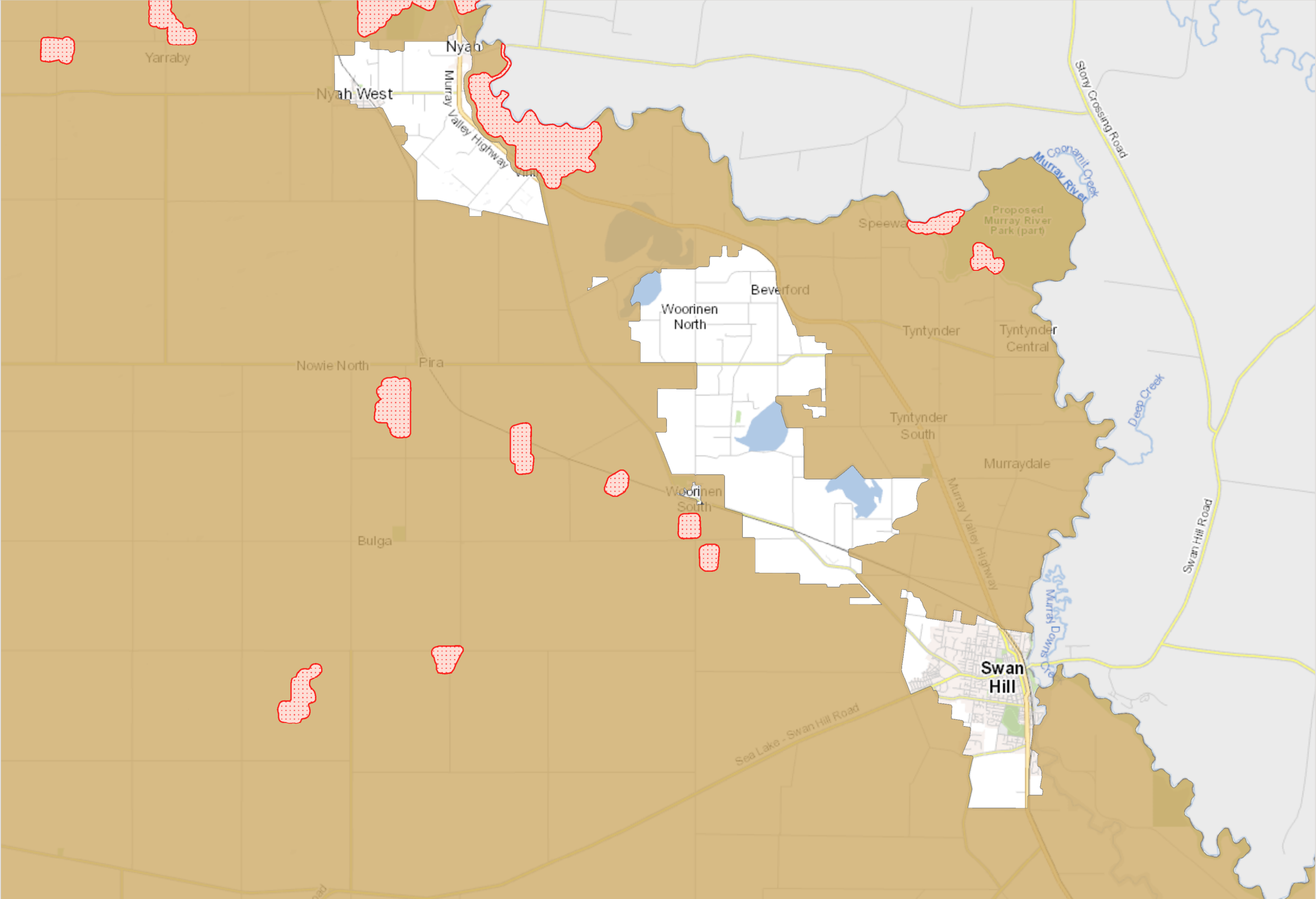
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# Woorinen South

## Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas



Map Projection: GDA 1994 VICGRID94  
Print Date: 2/24/2023



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